

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Minutes
August 18, 2014

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA

Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison

Also Present: Chantell Fleck, MRPC

Workshop on Village District Bylaw-

Discussion of mixed use district vs overlay district. N. Lockwood prepared a Use Table. C. Fleck noted that the Board does a "double process" in requiring both a special permit and a development plan review. It should be one or the other. That distinction can be made with the Village District Bylaw (if it's not an overlay district). Would have to do both processes with an overlay district. Board could determine whether the Zoning Board of Appeals or Planning Board would be the permitting authority for a special permit. Board used the Village Center Overlay District (VCOD) Model Bylaw as a template.

#1 – ok

#2 – expand to include Whiting Street, exclude Rolling Acres, include lot abutting Lancaster, straight across to Stevens Street, don't include houses on Stevens Street, include both sides of Leominster Road to the center, include both sides of Chestnut and Oak Ave.

#3 – ok

#4 – ok – don't overstep authority of the Zoning Board of Appeals

#5 – A. - research hazmat and adult uses - add in home occupation

#6 – C. – change building height to 38 feet

#7 –

A. - ok

B. add footnote that- "when requested, check with Zoning Official to ensure there isn't an existing agreement"

B.1) – change 500 feet to 1,000 feet

#8 – will compare with Board's Design Standards

Board consensus was to go with a straight district vs an overlay district.

Next workshop scheduled for September 15, 6:30 PM.

Noted topics for future discussions: Scenic road status for Northfield Road and Flat Hill Road and revise the Sign Bylaw to make it less restrictive.

Adjourned 9:15 PM

Documents used at workshop:
VCOD Model Bylaw